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Alameda City Hall
2329 Santa Clara Avenue
Alameda
Alameda County
California

HABS No. CA-415

P H O T O G R A P H S

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

HISTORIC AMERICAN BUILDINGS SURVEY
NATIONAL PARK SERVICE
U.S. DEPARTMENT OF THE INTERIOR
WASHINGTON, D.C. 20240

HABS No.
CA-415
(Page 1)

Name: ALAMEDA CITY HALL

Location: 2329 Santa Clara Avenue - on northeast corner of Oak Street

Present Owner: City of Alameda-Occupied by City Offices

Present Use: City Government

Significance: "The Alameda City Hall is the major civic landmark remaining from the city's initial period of economic prosperity created by the expansion of the railroad network in the closing decades of the 19th century. Constructed a little over twenty years after the City received its charter in 1872, the building summed up the civic aspirations of the Alameda citizenry. Because the City of Alameda was the first in California and the second in the United States to operate its own power plant, opened in 1886, the City Hall had the benefit of incandescent lighting, a significant luxury. Monumentally conceived by George Percy of the firm of Percy and Hamilton, the design reflects the current fashion for the Romanesque Revival Style initiated in this country by Henry Hobsen Richardson and used in his famous Allegheny County Courthouse design of 1884-1890. The Alameda City Hall modestly echoes that building in its general format. The firm of Percy & Hamilton designed about 200 buildings in the San Francisco Bay Area including the notable Stanford University Art Museum and the Children's Playhouse in Golden Gate Park." (Source:National Register Nomination Form prepared April 26, 1980 by Sally Woodbridge, Architectural Historian).

PART I. HISTORICAL INFORMATION

A. PHYSICAL HISTORY

1. Chronology

5-22-1893 Having decided that it is in the public interest to build a new City Hall, the Board of Trustees directs that a "circular to architects concerning plans for the erection of a City Hall Building" be published and advertised. (Records of the Board of Trustees, Vol. 7, P.123)

9-15-1893 Board of Trustees adopts the following system for evaluating the merits of each plan for the new City Hall submitted:

Accomodation or capacity	If perfect,	10	credits	
Convenience of arrangement	"	"	"	"
Fire resisting quality	"	"	"	"
Lighting and free air	"	"	"	"
Heating and ventilation	"	"	"	"
Architectural design	"	"	"	"
Execution of drawings	"	"	"	"
Clearness of explanations	"	"	"	"
Economy in use of materials	"	"	"	"
Nearness of cost to $50,000	"	"	"	"
Plans exceeding $50,000 in cost	Minus	20	credits	

(Record of the Board of Trustees, Vol.7,P.190)

12-9-1893 Having examined and credited a total of 27 plans, the Board of Trustees shortens the list to six competing architects: Wm.Patton, E.J.Colley, John M. Curtis, Salfield & Kohlberg, Percy & Hamilton, and Edmund Kollofrath.(Record of the Board of Trustees, Vol.7,p. 245).

6-19-1894 After receiving detailed cost estimates from quantity surveyor (and architect) George Alexander Wright, the Board of Trustees awards prizes to the architects submitting the three best plans: 1st prize ($500) to Percy & Hamilton (97 credits), 2nd prize ($250) to Edward Kollofrath (92 credits), and 3rd prize ($150) to Salfield & Kohlberg (91 credits), and rejects and returns all plans other than that submitted by Percy & Hamilton, with the thanks of the Board. (Alameda Argus, 6-20-1894).

9-29-1894 By a vote of 798 to 214, the voters of Alameda authorize the sale of $50,000 in municipal bonds to finance the construction of the City Hall,(Argus, 10-1-1894).

1-14-1895 Board of Trustees receives 7 bids for the contract to erect the City Hall, and accepts the low bid of $31,649 submitted by Thos. Day & Sons. (Record of the Board of Trustees, Vol. 8, p.32).

5-16-1895 A festive parade preceeds the ceremonial laying of the corner stone of the new City Hall. City offices close at noon to join in celebrating this momentous occasion. (Argus, 5-16-1895, Encinal. 5-15-1895 & 5-15-1895).

2-23-1896 Dedication of the new City Hall is well attended by everyone in Alameda. In formally turning the building over to the City, architect George Percy proclaims" "This building is as square as a brick, plumb and level; the walls are strong and the floors safe; the roof is tight and the doors swing freely on their hinges. I turn over the keys and hope this edifice will only be used only for legitimate purposes." Later he tells the story of the building declaring "that he had at first refused to enter the competition to submit plans, because he had no pull and did not know how to use it, even if he had (any). He was assured the award would be made on merit absolutely. He paid a high compliment to the honesty and foresight of the Board (of Trustees), and expressed his gratitude for its fair dealings with him." Immediately following the dedication ceremonies, there was dancing to a 9 piece orchestra in the Library Hall of the new building from 8:30 until midnight. (Argus, 2-14-1896).

2. Architect Percy & Hamilton (George W. Percy, 1847-1900), an innovative and important San Francisco firm associated with the early use of reinforced concrete. (See: The Bay of San Francisco, I, Chicago, 1892, and California Architect and Building News(CABN)X, (Sept. 1889), souvenir ed. unnumbered pp.) (See Part III, sec. E,2)

3. Builders, Contractors & Costs As reported in the Argus of Jan. 22, 1896 and the Argus of Feb. 25, 1896

3. Builders, Contractors and Costs (continued)

The total cost of the new City Hall is $53,284, which includes the furniture and the artificial stone sidewalks. The different items are as follows:

Thos. Day & Sons, contractors	$31,649
Gray Bros., concrete work	10,500
C. J. Hammond, cement	6,172
City Electrician, wiring	489
Powell Bros., sidewalks	565
Bush & Mallet, lighting fixtures	750
Weber Desk Co., furniture	1050
A. Swanson, furniture	750
Geo. H. Tay Co., heater	1090
Geo. J. Forter, extra iron work	279
Total	$53,284

Architects' fees and other little items will bring the total cost to $56,000.

The subcontractors under Day & Sons were: Peacock & Butcher, brickwork; J. J. Smith & Sons, painters; Delzelle & Moller, plumbers; A. Williams, plasterer; Oakland Iron Works, jail work; F. C. Kohlmoos, tile setter.

Percy & Hamilton of San Francisco were the architects. Street Superintendent Frodden was the superintendent of construction, and H. F. Gittings was the foreman.

The Building Commitee of the City Trustees consists of Messrs. Forderer, Leydecker and Hammond.

	Cost of building as executed	Changes in contract
Contractors	$31,649 00	
Concrete work	10,500 00	
Portland cement	6,172 00	1,172 00
Furniture	2,200 00	2,200 00
Metallic furniture	400 00	400 00
Extra furniture	330 00	330 00
Extras on jail	279 00	279 00
Heater	1,090 00	1,090 00
Light fixtures	750 00	750 00
Sidewalks	565 00	565 00
Electric wiring	489 00	489 00
Architects fees	2,500 00	
Total	$56,924 00	$7,285 00

Therefore the total cost is $56,924, including furnishing and extra work.

4. Original Plans & Construction

Only one of the original drawings has survived, a "Plan of Foundation Footings". Percy and Hamilton, Architects. The drawing is in ink on linen and is in the office of the Department of Public Works, City Hall. Plans of the buildings prepared for the competition by Percy & Hamilton were published in CABN, IV No.8 (August 1894), but the labels for the basement and 2nd floors were reversed (see Part III, Sec.A).

Contemporary descriptions were published in the Alameda newspapers several times. In the Argus, 6-20-1894, the architects said "It is in the Romanesque style with a Spanish treatment, and is, we think, the most pleasing and appropriate style for a city of the plan and character of Alameda." Other descriptions appeared in the Argus, 5-16-1895: "The design is simple in character, but with good proportions and pleasing outlines; with a bold tower rising from the center of the principal front. The entire basement is constructed of concrete, with the face colored to represent brownstone. The two upper stories and the tower will be of red brick laid in red mortor with trimmings of brown artificial stone. The broad flight of entrance steps will be of granite. (see Part III, sec. E,3)

5. Alterations Since the completion of the Alameda City Hall, various additions and alterations have been made. When the building was completed the tower contained a niche to accommodate a large clock. The purchase of a clock was postponed for lack of funds. Not long afterward, the Herman Krusi family donated the clock. During the 1906 earthquare, the tower became badly damaged and the cupola was removed. In the late 20's, the Tower Clock began showing signs of mechanical deterioration. It was subsequently removed. In 1937 Carl Werner, architect for the Alameda High School, drew up plans for the removal of the tower which resulted in the building in its present appearance.

In September of 1928, the present elevator system was installed, serving all three floors of the building. Over the years, the interior offices have been altered to accommodate the changing needs of city government. The greatest change, however, has occurred within the past 30 years.

Aside from the removal of the clock tower in 1937, the building exterior remains today as it did in 1896. Most of the interior ceilings have been lowered and several rooms have been paneled with plywood.

B. HISTORICAL CONTEXT

The Alameda City Hall has always been used for city government offices and most public meetings. The City Library moved into its own building in 1902 as did the Police Department in 1978. New departments have been added and old ones relocated. The building still houses most of the city offices.

PART II. ARCHITECTURAL INFORMATION

A. PHYSICAL APPEARANCE: as described in the National Register Nomination form prepared April 26, 1980 by Sally B. Woodbridge, Architectural Historian: "The Alameda City hall is a three-story, masonry structure with a hipped roof. The two upper stories rest on a ground floor with slightly battered walls and a concrete surface that is rusticated to simulate sandstone. The ground floor terminates in a water table. Square windows are set in deep reveals and generally divided into four lights. The Oak Street entrance has double glazed doors with a transom set in a segmental arched opening with a scored fan pattern above

PART II. Architectural Information - A-Physical Appearance continued:

mimicking a masonry arch construction. A long flight of granite steps with a solid balustrade leads to the main entrance on Santa Clara Avenue."

"The structure is divided vertically in three blocks, the center block being recessed on both the front and rear elevations. On the principal Santa Clara Avenue facade, the recessed central portion has the entrance in the central of three monumental, round headed brick arches embellished with a continuous architrave molding. The arches spring from capped piers with engaged colonnettes. Behind this arcaded section, an entrance porch precedes the round arched entrance doors with fan transom. Windows flank the entrance doors. Above the arcade is a plain cornice with the legend "City Hall" set in raised letters above the central arch. The rest of the second floor has round arched openings set in the brick-faced wall. The double-hung windows have transoms with a fan pattern divided into five sections."

"The third floor is also recessed in the central portion of the main and rear facades. On the main facade the central portion projects over the entrance arch and has three narrow windows. To either side are segmental arched windows, have a central mullion and a transom section. Windows are double-hung. A plain stringcourse expresses the division between the second and third floor. The third floor terminates in a frieze of bricks imitating machicolation. A bracketed, molded cornics supports the eaves."

"The recessed central portion of the rear elevation has a rounded central bay or stair tower."

"The structure is a rectangle, 90' x 120'; it is set on a lot 365' x 200' with a landscaped portion in front with several mature trees and medged beds. The concrete and steel frame structure is faced with brick on the upper two floor. Floors throughout the building are double-laid with 3/4" of mortar in between as a fire prevention measure. The rear portion of the property is occupied by a city parking lot."

"The building originally has a two-story clock tower rising above the central portion of the main facade. The tower had round, arched windows and shallow balconies on the upper story and a hipped roof with bracketed cornice. Damaged in the 1906 earthquake, the tower was removed in 1937. The base section remains above the entrance porch."

PART II - Continued

B. DETAILED DESCRIPTION, as copied from a partially completed California Registered Historical Landmark nomination from with was prepared by staff of the Alameda Historic Advisory Commission sometime before 1978.

Part II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: The Alameda City Hall is a building designed from a tradition which originated from Henry Hobson Richardson, an architect many historians regard as America's first greatest architect. Richardson's original form, which integrates a building's structure with it's style and ornamentation, is highly evident within the city hall structure. The design features of arches, flat and round columns, the building divisions, the texture and pattern of stonework and brick, and the window sills, all exemplify the visual expression of the structure.

2. Condition of fabric: The condition of the fabric of the building today remains in much the same condition as when it was built. Exterior surfaces appear to have withstood the years of wear in gallant style.

B. Description of Exterior:

1. Overall dimensions:

91' X 120'

Height: approximately 65'

2. Foundations (material):

concrete

3. Wall construction:

concrete block and brick - stretcher bond

4. Framing:

brick, concrete, and wood

5. Appurtenances (special features):

Three semi-circular front porch openings in brick with both square and round column supports in concrete denote the main entry. The front doors are located recessed within a second row of three semi-circular openings.

The rear elevation offers a circular protrusion to the flat building face. This unique feature accommodates the interior stairway which extends from the basement to the third floor. This circular wall section is also composed of brick as is the rest of the building.

6. Chimneys:

One interior chimney of brick construction

7. Openings:

a. Doorways and doors: Semi-circular structural openings of radiating bricks and recessed columns. Transom panels consist of fanlight windows with spokes. The main door is a two panel double door in oak and glass.

b. Windows: Semi-circular and arched openings of radiating bricks with slipsills. Windows are double hung with fanlight transom panels.

8. Roof:

a. Shape, covering: Hipped - black composition asphalt shingles

b. Cornice, eaves: boxed cornice with brackets
decorative metal grill soffit

C. Description of Interior:

1. Floor plans: City offices are located on the second and third floors with the police administration functions located on the ground floor. Access to these two distinct functions is provided through two seperate entries.

2. Stairways: straight concrete staircase with semi-circular landings. Railings are in oak with wrought iron designs.

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3. Flooring (material): tile

4. Walls and ceiling: lath & plaster

D. Environmental (brief description of site and surroundings):

1. General setting and orientation:
Structure is situated on a corner lot with a minimum of 35' setback on three sides and a parking area to the rear.

2. Accessory structures (outbuildings, enclosures, etc.):
A detached garage/storage room is located in the rear parking area. This building is constructed of brick with a hipped roof and coordinated in the style of the main building.

3. Landscaping:
The grounds surrounding the structure are adequately landscaped with a variety of ground cover, seasonal plantings, shrubs, and trees. Paving consists of asphaltic concrete and terra cotta colored cement.

Prepared by_____

Affiliation_____

Title, if any_____

Date_____

PART III. SOURCES OF INFORMATION

A. ARCHITECTURAL DRAWINGS: the next four pages show Percy & Hamilton's drawings of the Alameda City Hall which were submitted to California Architect and Building News for publication shortly after their design was accepted by the Board of Trustees. (CABN, XV, #8, August 1894).

A bound copy of this magazine can be found in the rare book room of the Environmental Design Library, University of California, Berkeley, California.

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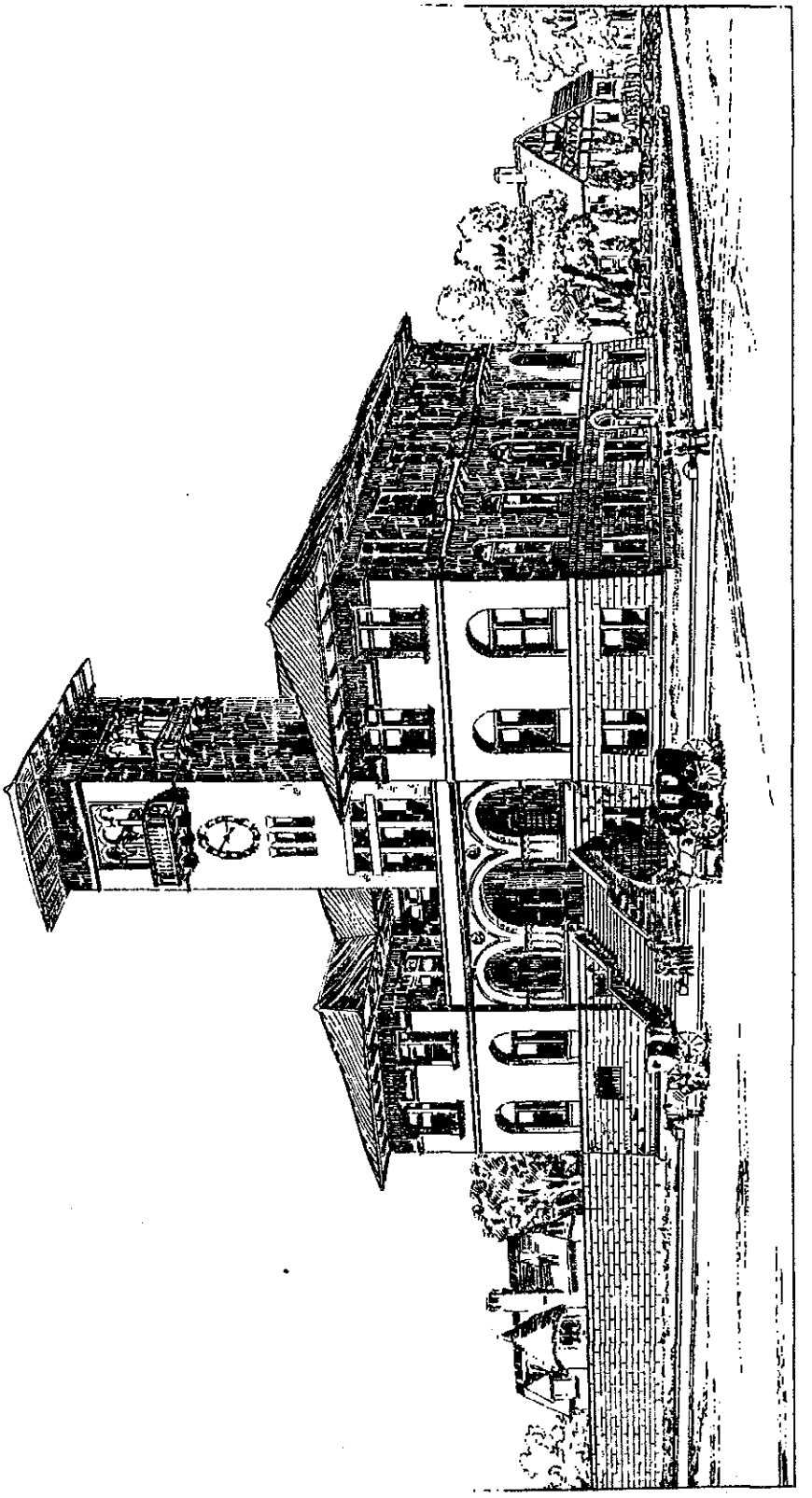
Perspective view of Alameda City Hall



ACCEPTED DESIGN FOR CITY HALL BUILDING - ALAMEDA - CALIFORNIA.

PERCY & HAMILTON ARCHITECTS.

VOL. XV Nº 8 AUGUST 1894.

CALIFORNIA ARCHITECT & BUILDING NEWS
SAN FRANCISCO.

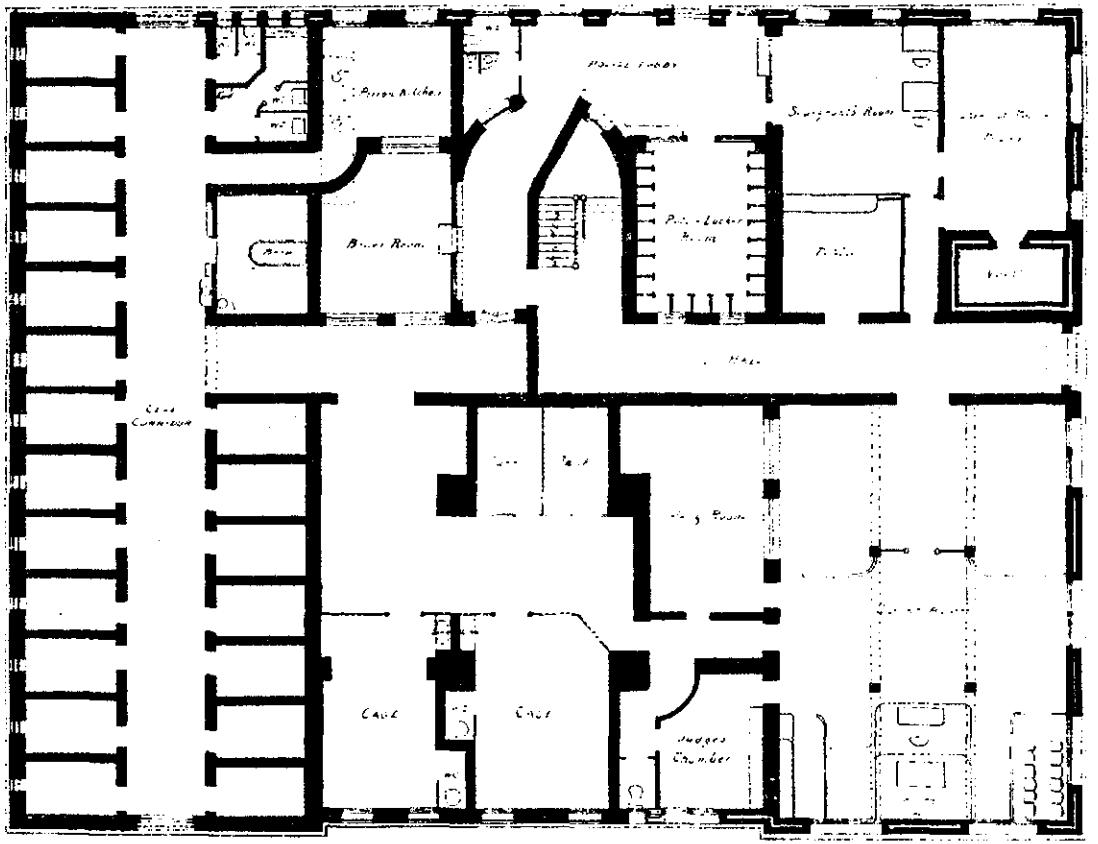
BRITTON & REY PHOTO-LITH.

Grimes—"Did you get ahead in that poker game last night." WLERDEK—"Guess so. I had a head morning when I woke up."—*Truth.*

WILLIE—"Come mamma, let's go over and see the monkeys. MAMMA (who has the children out for an airing)—No, let,s go home and see papa.—*Chronicle.*

the building trades. The price is one dollar.

THE BUILDERS' PROGRESS AND PACIFIC ARCHITECT.—This is the title of a new paper published every Saturday by P. J. Donohue at 309 California street. Its mission is to gather from every quarter such news as will most interest interestrthose who are about to build, a directory of architects on the Pacific Coast, with a list of contractors and material men together with other matter useful to all to those interested in building, and want to know where to lay their hands upon what they want for that purpose. We hope that the publisher may receive all the encouragement he wants in placing his new venture before the public.



Basement of Alameda City Hall

ACCEPTED DESIGN FOR THE ALAMEDA COUNTY COURT HOUSE.
SECOND FLOOR PLAN, PERCY & HAMILTON, ARCHITECTS.

BOOKS AND PERIODICALS

THE ARCHITECTS' DIRECTORY for 1894. This valuable reference book to the architectural profession has [illegible] from the press of Wm. T. Comstock. It is

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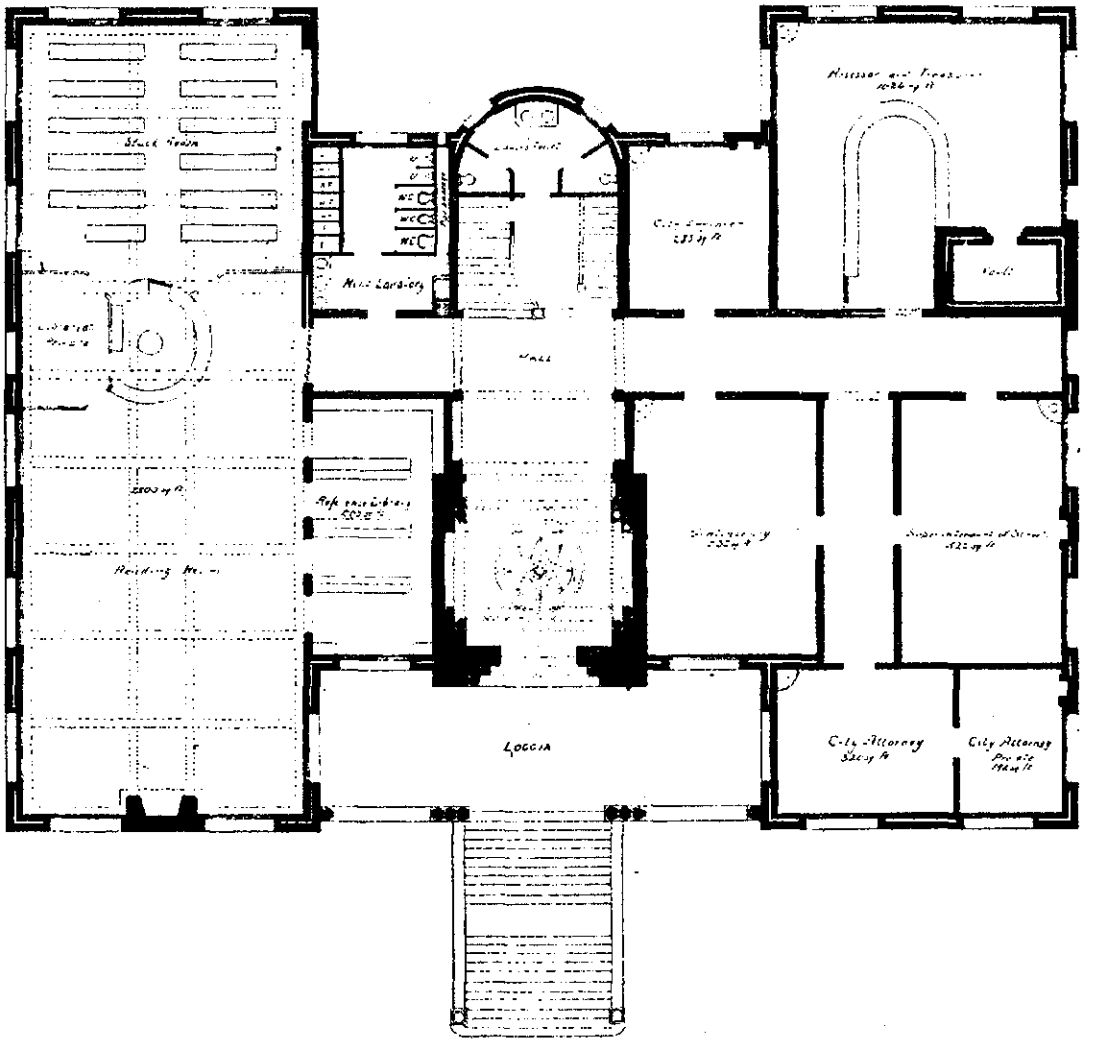
The convention number of the PHOTOGRAPHIC [illegible] too late for a notice

Royal Academy Dinners is the theme of all. The social side of his character is equally admirable, and many are those who can bear witness to generous actions on his part, both in purse and kind sympathy.

thickness form one space, so architecture, sculpture and painting are one in Art; the practice is different, but the principles, whenever excellence is touched, are found to be the same in each branch. You know Sir Frederic Leighto



1st Floor of Alameda City Hall

ACCEPTED DESIGN FOR THE ALAMEDA COUNTY COURT HOUSE.

FIRST FLOOR PLAN. PERCY & HAMILTON, ARCHITECTS.

I do not suppose there is anyone in this room who questions that the Institute has been thoroughly right in making the award of this medal which we have the happiness of bringing to its consummation to-night; but, as I said before, in case there should somewhere be a doubter, I will make a few remarks on that head. Had Sir Frederic Leighton no other claims upon us than the noble architectonic works that have often been products of his hand, works many of them in oil and fresco, executed for the embellishment of public and private buildings, the Institute would have a perfectly good answer to give. The late Prince Consort thus defined the ruling principle—namely, that the appropriation of the Gold Medal should be left an open

high achievement in sculpture. In architecture there is the clearest evidence of what I have called his potential merit had he had occasion to practice in our special branch.

In biennial Addresses to the Students of the Royal Academy, particularly in the years 1889, 1891, and 1893, we find criticism of the highest value clothed in beautiful language on the Spanish, French and German Schools of Mediæval Architecture. Not mere sketches and generalizations, but dealing with the subject in an exhaustive manner.

Our ex-President has most happily and justly eulogised these addresses, saying in his discourse to students at the beginning of this year that they demonstrate in regard to architecture that their writer possesses an intelligent and a

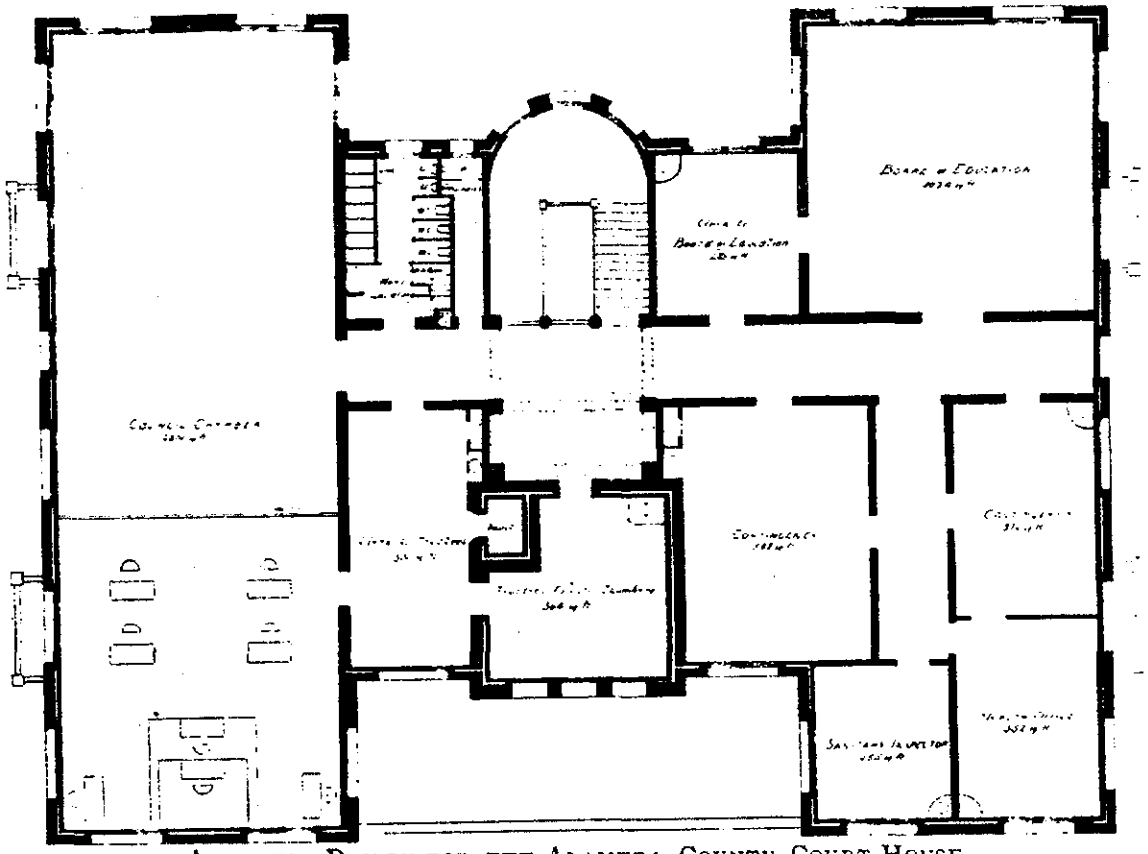
ner of vaulting from the Roman type, in which stability for the wagon vault was sought in the resistance of solid [illegible]ses of brick and concrete work, we read:—

"The substitution of the principle of a balance of active forces to this principle of inert resistance is probably the greatest revolution ever introduced in the science of building: we have here the generative principle of Gothic architecture, its essence and its life. How this revolution was brought about I can of course only indicate to you in summary outline. Let us first note in passing that the presence of a pointed arch, except as a structural form, does not constitute Gothic architecture. Isolated radiating pointed arches have been built in ages and counties in which the Gothic style was not dreamt of; a building might be Gothic in structure and principle without showing a point opening anywhere; it is through the roof, not through the window, that the formative Gothic idea entered."

Then after describing various expedients for securing stability, including the important step taken at Vezelay, where intersecting vaults, but without ribs, were substituted for the continuous wagon-head—an advance, but not yet satisfactory—we read: "A few years later, in the early middle of the twelfth century, a Benedictine monk, feeble of

the garb which was moulded on the mind of a day long past. But if we may not fitly adopt those forms, we cannot too reverently note the spirit which presided over their development, for a like spirit brought to bear on other material and under other conditions may yet bear new and noble fruit. And the characteristics of that spirit are—a masculine independence, a tenacious grasp of central principles, a fearless sincerity in expression, a scorn of shams and trust on truth."

In Sir Frederic's address for last year we find admirable criticisms on the German Mediæval architecture; praise



2nd floor of Alameda City Hall

ACCEPTED DESIGN FOR THE ALAMEDA COUNTY COURT HOUSE.

PLAN OF BASEMENT, PERCY & HAMILTON, ARCHITECTS.

where due is given to the German Romanesque, and afterwards the reflection, which appears to me perfectly just, that the Germans as a race were never in unison with Ogival architecture; and in respect to their great achievement—Cologne Cathedral—though not withholding praise, he observes, as I think most truly: "We feel that we are in the presence and under the spell of a powerful will, grasping serenely and solving with unfailing and intellectual resource a scientific problem; we bow accordingly before a triumph of skill and volition, we are not, as it seems to me, thrilled by the kindling touch of genius."

To the pictorial works by Sir Frederic Leighton in connection with architecture already named may be added paint-

B. EARLY VIEWS

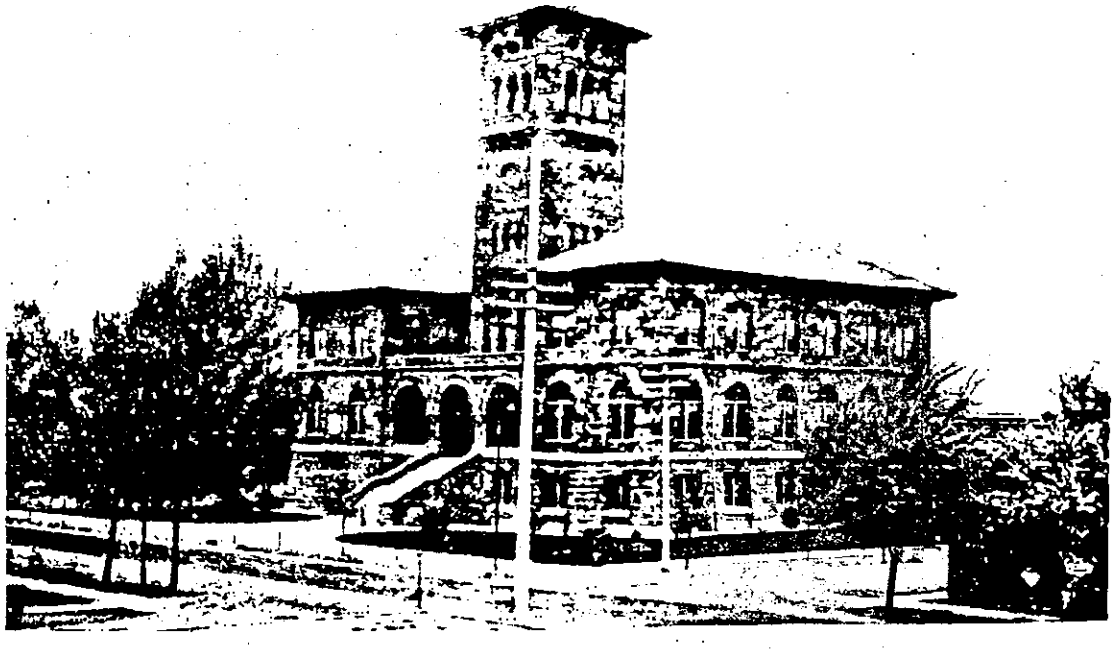
The Alameda Historical Society Museum, 2264 Santa Clara AVenue, Alameda, CA 94501 has numerous early photographs of Alameda City Hall.

The Bancroft Library, University of California, Berkeley, CA 94720, has an excellent photograph of the Alameda City Hall taken on February 27, 1898. (It is in the "H. Gates Collection", Album #7, photo #B36).

On the next page is a photo taken ca.1897 which was published by the Oakland Tribune in its year-book, "Alameda County Illustrated" 1898, available at the Alameda Free Library and other local libraries.

Also on the next page is a ca.1920 postcard view of the Alameda City Hall. This was widely distributed and in several large libraries and museums. I can occassional be purchased locally as was the enclosed card.

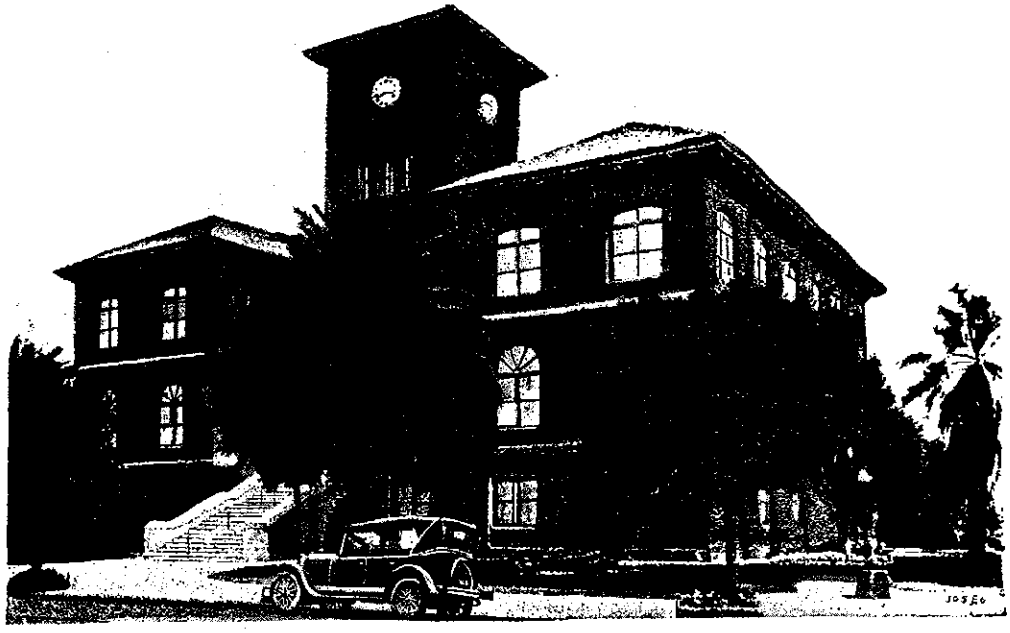
This view of Alameda City Hall, published by the Oakland Tribune in 1898 shows the tower as it appeared from 1896 until 1906 when it was damaged by the earthquake:



CITY HALL, ALAMEDA.

This postcard view shows the City Hall tower as it appeared from 1906 until 1937 when it was removed to its present height:

CITY HALL, ALAMEDA, CALIF.



READY FOR TO-NIGHT

Public Dedication of the New City Hall Edifice of Alameda.

There Will Be Exercises in the Council Chamber and a Ball in the Library.

The Star Spangled Banner Extensively Used for the Decoration of Rooms and Corridors.

An erroneous impression has gone abroad that to gain admission to the dedication exercises and the ball at the City Hall this evening every person presenting himself will have to be armed with one of the printed invitations. The fact that a large number of such invitations had been sent out probably gave rise to this belief so generally entertained.

This supposed attempt to make the dedication a very exclusive affair by showing partiality in the distribution of the printed paste boards has been the subject of criticism and unfavorable comment for some days on the streets. The supply of tickets has long been exhausted and the numerous inquiries for them have necessarily had to be politely refused, giving the report all the more credibility.

The fact is that no tickets of admission will be required by any respectable person desiring admission, and the tickets were only distributed as formal announcements of the time and place of the affair. No other object was sought to be gained by their distribution, and this statement is given publicity that the erroneous impression entertained by many Alamedans may be removed and that it may be understood that every citizen and taxpayer will be welcome.

The City Hall will present a gala appearance this evening, and until 11 o'clock last night Louis Cordes, Louis Smith and J. H. Ross, members of Company G, were at work, and again to-day, decorating the library room and the corridors. The exercises will commence at 7:30 o'clock and will be held in the council chamber. They will last about two hours and will be followed by the ball in the library on the lower floor immediately to the left of the main entrance.

The principal decorations are in the ball room, though not a little taste has been displayed in decking out the corridors. A mammoth American flag forty feet in length hangs in front of the tower over the portico. Flags are also draped over the main entrance, with pulled ferns on either side. The number of American flags used in the building for general decorative purposes is seventy-five [illegible]

Morning's Dawn.....McLood
D. M. Lawrence, 1st tenor; Prof. Crandall, 2d tenor; Dr. J. C. Humphrey, 1st bass; H. A. Melvin, 2d bass.
Opening address.....Jos. F. Forderer

Chairman Board of Trustees.

Selection.....Orchestra
Address.....Dr. C. L. Tisdale

Chairman Board of Education.

Tenor solo, selected.....E. D. Crandall
Address.....Dr. G. P. Reynolds

Chairman Board of Health.

Selection.....Orchestra
Address.....J. G. Brick

Chairman Board of Library Trustees.

Quartet—Rhine Wine song.....Franz
Address of Welcome.....E. K. Taylor

Chairman Reception Committee.

Quartet—The Scout.....Campana
Formal transfer of the building to Committee of Acceptance.....Thos. Day
Acceptance by Chairman of Committee.
Formal transfer to the Board of Trustees.
Acceptance by Board of Trustees.
Remarks.....G. W. Percy, Architect

Captain W. F. Chipman will be the floor manager at the ball and the program will number twelve dances. George E. Williams will be the director of the string orchestra and the Encinal Brass Band will furnish the music for the open-air concert from the portico of the building. The various committees in charge of the affair are the following:

Arrangements—Theo. W. Leydecker, Dr. C. L. Tisdale, Dr. G. P. Reynolds, J. G. Brick, Ben. F. Lamborn.

Invitation—F. J. Fletter, Cy. Brown, Dr. G. C. Bull, Gen. R. H. Magill, J. B. Lauktree, I. P. Allen, Dr. W. O. Smith, Wm. Hammond, John Lutgen, Dr. G. C. Zeyn, Dr. W. A. L. Knowles, D. J. Sullivan.

Acceptance—F. W. Van Sicklen, F. W. G. Moebus, Henry Seventing, Jos. A. Leonard, C. Bartlett, Geo. Payne, Jos. Knowland, B. Benedict, Samuel Haslett, A. Hecker.

Floor—A. V. Clark, E. H. Bryan, Geo. H. Mustick, Dr. C. H. Lubbock, A. F. St. Sure.

Reception—E. K. Taylor, Dr. G. P. Reynolds, Jos. F. Forderer, J. G. Brick, Dr. C. L. Tisdale.

Master of Ceremonies—Theo. W. Leydecker.

FOR BETTER SERVICE

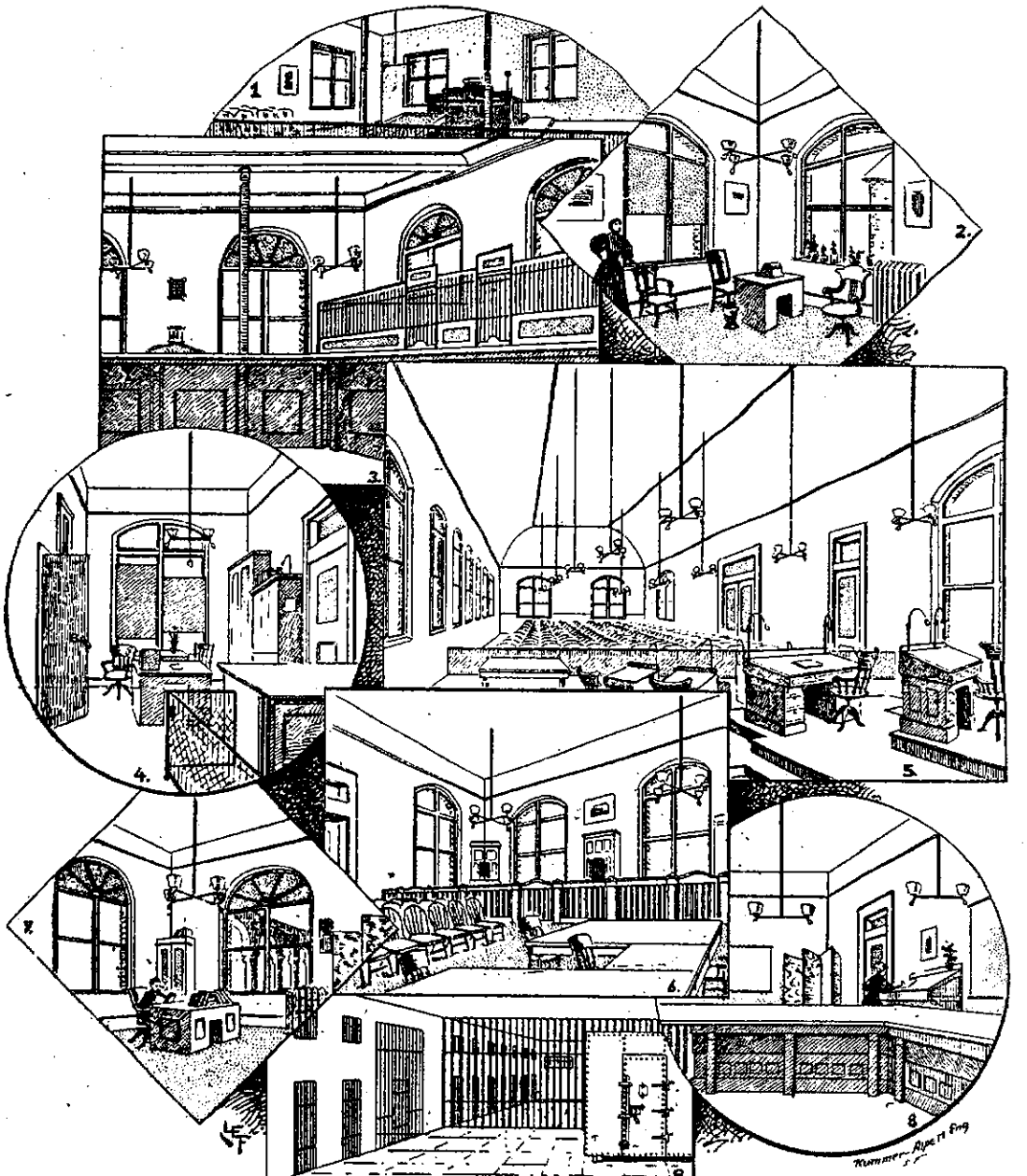
Monthly Meeting of the Members of Sherman Hose Cart Company.

A Committee Appointed to Agitate a Competitive Drill on the Fourth of July.

Sherman Hose Company held its monthly meeting last evening and was donated a ten-foot American flag by Librarian Harbourne, to be hoisted at half mast upon the death of a member. A vote of thanks was given him for the gift, and also for his services at the recent anniversary entertainment of the company.

A committee was appointed to call upon Chief Krauth and the Fire Committee of the City Trustees with a

INTERIOR VIEWS OF ALAMEDA'S NEW CITY HALL.



1. Recorder's Courtroom in Basement. 2. Secretary of the Board of Education, second floor. 3. Treasurer and Assessor's Office, main floor. 4. City Clerk's Office, second floor. 5. Council Chamber, from the desk of the Chairman. 6. Office of the Board of Health on the second floor. 7. Office of the City Attorney on the main floor. 8. Office of Street Superintendent, entrance second floor. 9. City Prison Corridor in basement.

ALAMEDA ACCEPTED. | CITY HALL CHIME BELLS. | DESERTION AND CRUELTY | JOHNSON'S WAY OF PUTTING IT.

full of local hits by another member. A full house is assured to judge by the way tickets are selling and seats may be had at all leading drug stores.

RATHER LATE IN THE DAY.

Thomas A. Smith has filed his statement of fees received for the past two years as a notary in this city, having entirely overlooked the provision that these statements must be filed semi-annually. From January 1 to July 1, 1894, he collected $42; July 1 to December 31, $34.50; January 1 to June 30, 1895, $36.30; July 1 to December 31, 1895, $54.25.

TESTIMO[illegible]

To be Given M[illegible] man[illegible]

A testimonial [illegible] Miss Pearl Nob[illegible] House on the 3[illegible] gram will emb[illegible] has not been h[illegible] several who are [illegible] eert-goers of th[illegible]

Among those [illegible] Mr. Samuel Ad[illegible] flute solo; Mi[illegible] reader; Miss Je[illegible] Charlotte Grue[illegible] sen, violin solo[illegible] Quartette; Mi[illegible] pianist; Mrs. W[illegible] traito; Mies Pe[illegible] cornet soloist, a[illegible] bone soloist.

Miss Noble h[illegible] talents so fre[illegible] other concerts[illegible] testimonial also[illegible] will offering, [illegible] ous one. The [illegible] with no extra [illegible]

HE'S AT T[illegible]

Reinstatemen[illegible] of the [illegible]

He Was the [illegible] That W[illegible]

One of the happiest men in Alameda to-day was A. T. French, who until a few months ago was an engineer on the narrowgauge road. He has been reinstated in his former position and this morning he made his first trip on the local run, notice of his reinstatement having been received by him yesterday.

French, it will be remembered, was discharged from the employ of the Southern Pacific Company on the 18th of last November with William Huber, the conductor, Harvey Pennock, the brakeman and W. Perkins the fireman.

Interior Views of Alameda's New City Hall, published in the Alameda Argus, 2-16-1896.

EARLY VIEWS

HABS no. CA-416 (p 13)

C. BIBLIOGRAPHY

1. Primary Sources

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Alameda Argus and Alameda Encinal newspapers are available on microfilm and in bound volumes at the Main Branch of the Alameda Free Library.

California Architect and Building News is available on microfilm and in bound volumes at the Environmental Design Library of the University of California, Berkeley, California.

2. Secondary Sources

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Alameda City Hall; Historic Advisory Commission File, City Hall, Alameda, California.

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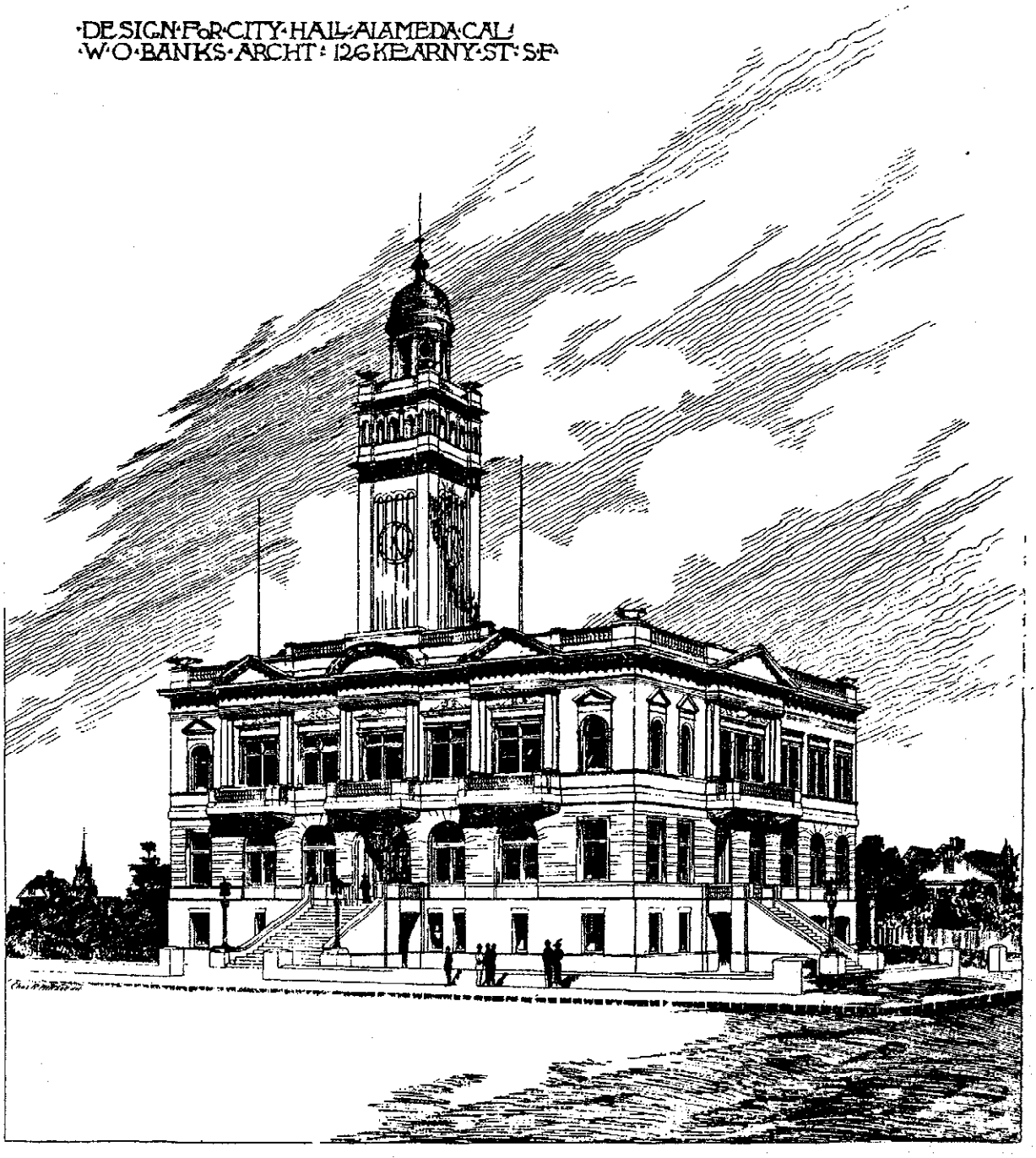
D. Supplemental Material

1. Competitive and accepted designs for Alameda City Hall. The accepted design appears to be the most modern and progressive of those illustrated.
2. Biographical Information on G.W. Percy and F. F. Hamilton, Architects of Alameda City Hall.(1 pp)
3. Contemporary descriptions of the new City Hall (2 pp.)

HABS No. CA-415
(page 20)

Competitive design for Alameda CityHall



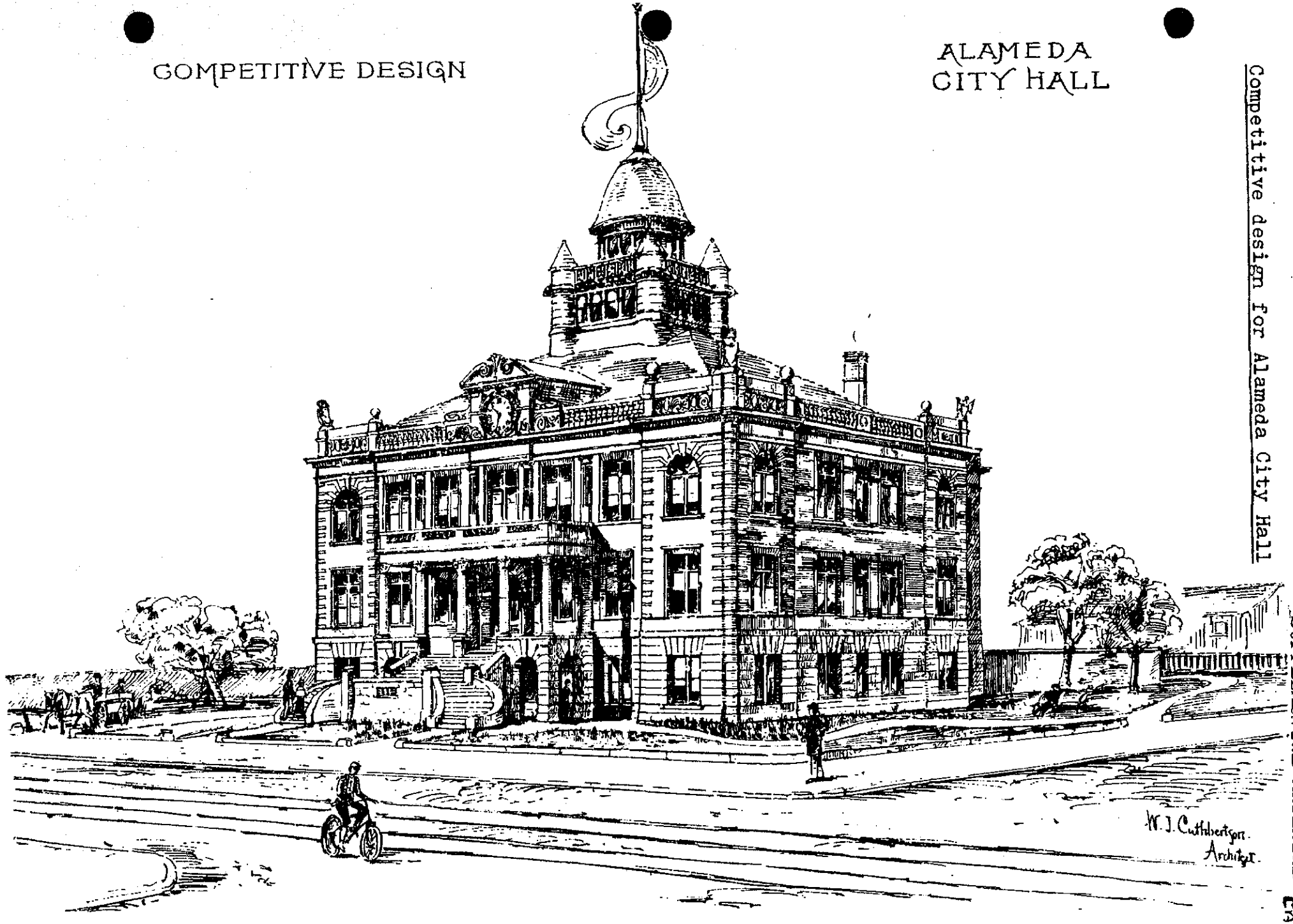
CALIFORNIA ARCHITECT & BUILDING NEWS
SAN FRANCISCO.

BRITTON & REY PHOTO.LITH.

VOL. XV Nº 8. AUGUST 1894.

COMPETITIVE DESIGN

ALAMEDA CITY HALL



Competitive design for Alameda City Hall

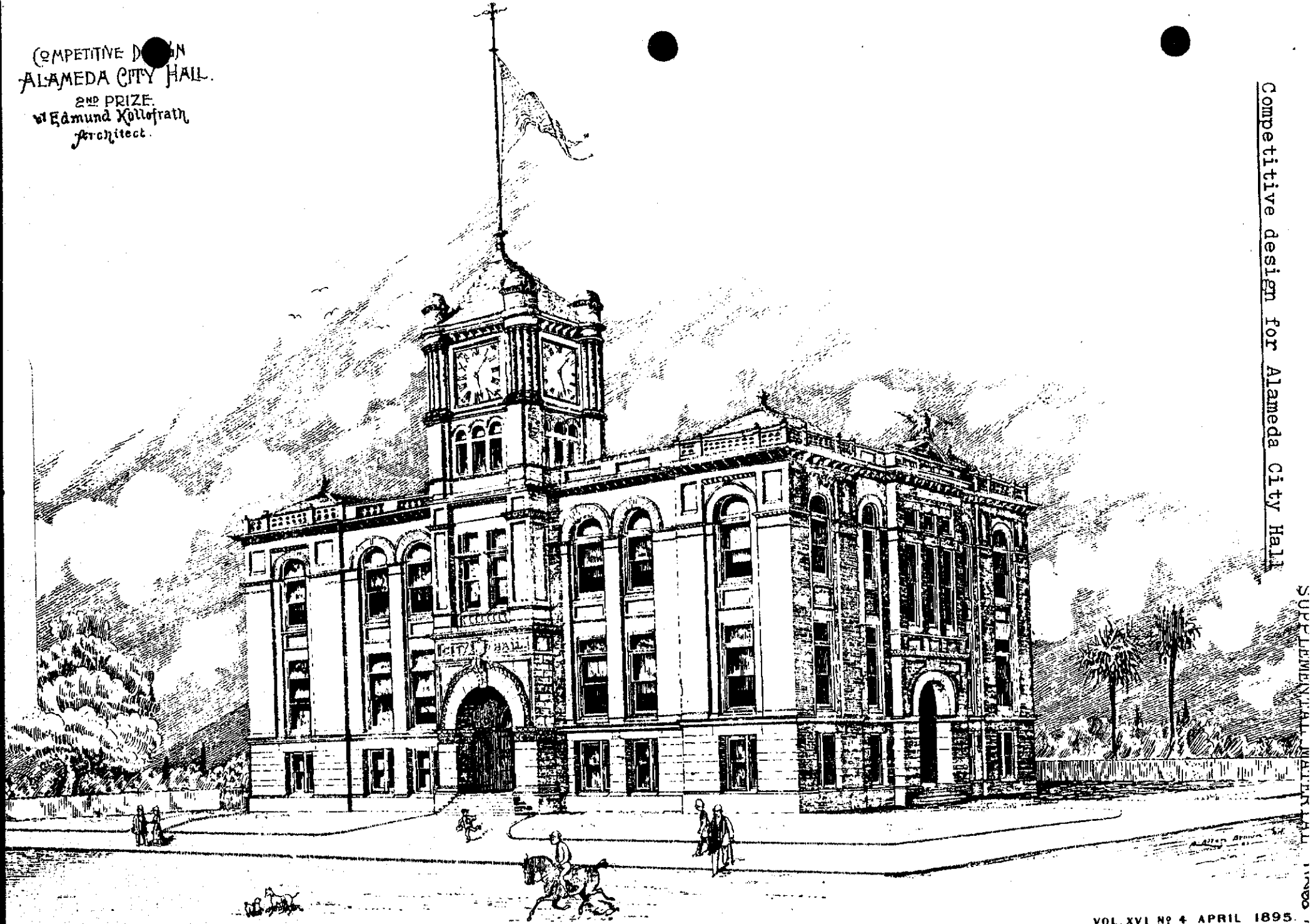
SUPPLEMENTAL MATERIAL

CALIFORNIA ARCHITECT & BUILDING NEWS
SAN FRANCISCO

BRITTON & REY PHOTO LITH.

VOL. XVI Nº 3 MARCH 1895

COMPETITIVE DESIGN
ALAMEDA CITY HALL.
2ND PRIZE.
W. Edmund Kollofrath
Architect.



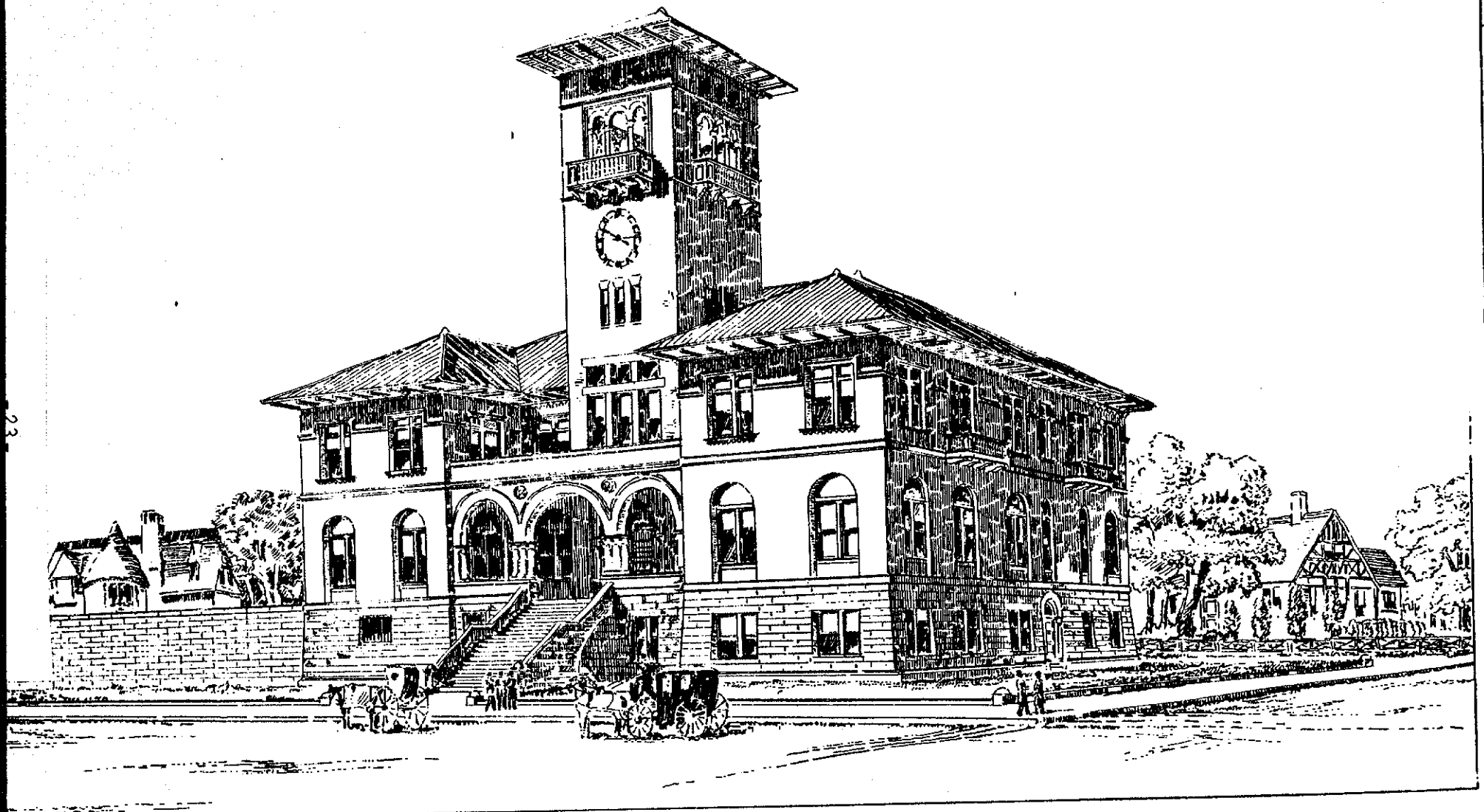
Competitive design for Alameda City Hall

BRITTON & REY PHOTO. LITH.

VOL. XVI Nº 4 APRIL 1895.

CALIFORNIA ARCHITECT & BUILDING NEWS
SAN FRANCISCO.

SUPPLEMENT TO CALIFORNIA ARCHITECT AND BUILDING NEWS. (p 22)



CEPTED · DESIGN · FOR CITY · HALL · BUILDING · ALAMEDA · CALIFORNIA.

PERCY & HAMILTON ARCHITECTS.

VOL. XV Nº 8 AUGUST 1894.

FORNIA ARCHITECT & BUILDING NEWS
SAN FRANCISCO.

BRITTON & REY PHOTO-LITH.

Accepted design for Alameda City Hall

CABN, Aug., 1894

SUPPLEMENTAL MATERIAL (p 23)

SUPPLEMENTAL MATERIAL

HABS No. CA-415 (P 24)

Biographical Information on G.W. Percy and F.F. Hamilton

Percy and Hamilton.

G. W. Percy was born at Bath, Maine, July 6th, 1847. Having completed his education, in 1866 he entered the office of F. H. Fassett, architect, at Portland, Maine, after the great fire which had destroyed that city. Remaining there three years he removed to California in September, 1850, and located at Stockton where he practiced his profession until April, 1872, when he went to Chicago and entered into the employ of J. M. Van Osdell & Co., architects of that city. He served with them during the busy years of rebuilding Chicago's burnt district until May, 1873, when he went to Boston, serving as Superintendent of Construction for Bradlee & Winslow.

In September, 1875, he returned to California and opened an office in this city, doing business alone until January, 1880, when he entered into partnership with F. F. Hamilton under the present firm name.

F F. Hamilton was born in Addison Maine, in 1851. He studied his profession under Professor Hammitt Billings, a prominent architect of Boston, entering his office in 1867, and also served with several other prominent architects of that city until 1872 when he formed a partnership with J. B. Samuels, the firm being J. B. Samuels and F. F. Hamilton. They were the architects for several prominent buildings and erected numerous churches in Boston and vicinity. In September, 1875, he came to California and located in this city, being employed upon the new City Hall for three years. In 1878 he took a trip East, returning here again in 1879, and in 1880 formed the present partnership.

Among the prominent buildings erected by this firm are the State Insane Asylum Buildings at Stockton, Masonic Hall, Sperry Flouring Mill, Crown Flour Mills, all at Stockton. The Academy of Sciences (illustrated in this number), the Children's Play House at Golden Gate Park, new First Unitarian Church, corner of Franklin and Geary, Hayward's Apartment House on Larkin street, opposite the new City Hall, Hayward's Block on Sutter above Kearny, the Omnibus Cable Co.'s new car house corner Tenth and Howard, the engine house of the same company on Oak and Broadway, the largest of its character in this city, the buildings of the California Electric Light Company on Townsend and Clareuce place and on Stevenson street; the Cunningham Building corner of Second and Stevenson, A. Hayward's magnificent residence at San Mateo, and numerous others in this city and different parts of the State.

G. W. PERCY, of the firm of Percy & Hamilton, architects, is a native of the State of Maine, and born in 1847. His parents, Isaiah and Beulah Percy, were natives of the same State. He received his elementary education in that State and acquired his knowledge of architecture in Portland and Boston. After reaching his majority he came to California, in 1869, and located at Stockton. In the spring of 1872 he went to Chicago, just after the great fire, and remained there until the following year, when he went to Boston, after the great fire there, and had the supervision of construction of some of the large buildings, and remained there until the fall of 1875, when he returned to California and opened an office, and for the past fifteen years has been prominently identified with the profession in the city and State. In 1880 he became associated with his present partner. The firm of Percy & Hamilton have designed and erected some of the finest buildings in the city and on the coast,– among many others the Academy of Sciences on Market, between Fourth and Fifth streets, one of the grandest and most substantial buildings on the coast. As leading responsible architects this firm enjoys an enviable reputation.

The Bay of San Francisco, Vol.1, p.659 (Chicago 1892).

California Architect and Building News, Sept., 1889.

Contemporary description published in the Alameda Argus

HABS No. CA-415 (page 25)

WEDNESDAY, JUNE 20, 1894.

NEW CITY HALL.

Its Decription as Given by the Architects.

It Will be a Handsome, Substantial and Commodious Edifice and a Credit to the City.

Following is a description of the proposed City Hall as given by the architects, Percy & Hamilton, whose plan was accepted by the City Trustees last evening:

We have devoted considerable time and thought to the problem, and have, we believe, a plan which best combines the arrangement required in an economical, well-constructed and convenient building with a pleasing exterior. The plan of the building, as you will perceive, is such that it admits of an unusual amount of light and sunshine, making all the offices and rooms particularly pleasing for the working portions, as well as being healthful and convenient in the prison departments.

We have designed to place the prison facilities which you require in the westerly end of the building, the approach being from the rear of the lot, so that the patrol wagons may drive at once to the entrance. The sergeant's desk for entering prisoners is located immediately at the entrance, the lobby or lounging room for the officers being at this point, where the patrolmen may be readily found when wanted. The prison proper has but two entrances, one, the main entrance, immediately adjoining the main lobby and closed by one immense iron gate; the second, and only other entrance, is a private passage way from the prison to the court room, so that in case of emergency prisoners may be taken from other door and so from the building. We have provided two large cages of open iron work for the confinement of petty criminals and drunkards, and two sheet iron tanks for the suppression of the more boisterously inclined. If further lock facilities are required, ample space is left for them, but we think that for a city of the size and character of Alameda, these will be sufficient. An unusually large number of cells are called for in your letter of instructions, but we have provided them, namely, twenty. We have also made arrangements for a bathroom of generous size and for ample toilet facilities. The boiler-room, which will supply the heat, and forced ventilation, if necessary, is located in the basement, and is approached from the public portion, so that the engineer in charge will have no need whatever of entering the prison department. A chute is to be provided under this room from the outside, to convey the fuel from the wagons to the coal bunkers.

The Chief of Police is provided for in a particularly pleasant room in the northeast corner of the building. He has ample vault facilities and private entrances to his office, as well as easy communication with his sergeants and the prison. The Police Court room is located in the southwest corner of the building, is well lighted and ventilated, and is of size sufficient for all the business which will probably be transacted there. It has a jury-room adjoining, as also a judge's chamber, with lavatories and communication with the prison.

The principal floor is approached by a wide flight of very easy stairs, and opens on to a spacious loggia. Through this loggia is entered the vestibule, which has a panelled, arched ceiling and wainscoted sides. This opens into the main hall and directly opposite the main staircase which ascends in easy flights to the floor above.

The library portion is located on the westerly end of the building, and is, we believe, particularly well lighted from the four sides. It is a spacious room, of a little larger dimensions than required in your instructions. The Librarian's private room is located directly opposite the main entrance, whilst his assistant's desk is in front of his private office and commands a view of the entire library stack room and reference library. The stack room is separated from the reading room by a low railing, and is so arranged that in the event of more room being required, a gallery may be erected over each stack of books, and with a circular staircase would give double the facilities of the present arrangement. The ceiling of this room is divided into panels by means of plaster beams and brackets, and will, we believe, be quite attractive. A large open fireplace is placed at the end of the library, where gas logs may be used, more for the appearance of comfort than for the dissemination of heat. The reference library is located in an alcove off the main reading room, and is retired enough to permit of quiet study without interruption from the general public. Ample book racks have been provided for and everything possible arranged for a model library.

The City Engineer's room is located on the first floor, facing toward the rear of the building.

The Treasurer and Assessor have been placed together in a room of the size specified. It is the intention to allot one side of the room to the Assessor and the other side to the Treasurer. If the city should grow in time to require greater accommodations for these officials, the Engineer could be moved into one of the rooms provided for contingencies in the upper story, and an archway could be made between his room and the Treasurer's and Assessor's room, and in this way a sufficient amount of space could be secured.

The Street Superintendent is provided with an exceedingly pleasant room, within easy access of the public.

The City Attorney, with two rooms, is provided for on this floor, as is also a room of generous proportions for contingencies.

The toilet facilities, we believe, are excellent. It is the intention to have all the plumbing of the most modern and improved character, and arranged for easy repair in case necessity arises. The men's lavatory is located in a room by itself, whilst the ladies' department is placed under the landing of the main stairway and partakes more of the nature of a dressing room than of a lavatory.

On the top floor is located the Supervisors' chambers. This room we design to finish with a panelled ceiling, carrying the finish far up into the roof construction, and making a lofty and imposing chamber, with accomodations arranged, as per the plan, for the presiding officer, members of the council, as well as for the general public. This room would also be wainscoted about five feet high. The Clerk's office adjoins the Supervisors' chamber, and is provided with a vault for the storage of his many voluminous documents. The Commissioner's private room adjoins the Clerk's office, so that communication may be had with him at any time and through his office into the chamber, without passing through the public portions.

We have provided a room of the dimensions required for the accommodation of the Board of Education, and in addition have placed next to that room the office of Clerk of that Board. This was not required in your letter of instructions, but we believe it will be of advantage to have him at this point.

The Sanitary Inspector and Health Officer we have placed side by side in the southerly wing, and have provided a door between one of the contingency rooms and the office of the Health Officer, so that in case of an epidemic, or where it is desirable to examine a large number of patients, they may use this room as a waiting room and the office as an operating room.

The two contingency rooms are of ample size to accommodate any meetings which it may be necessary to hold other than those which may be held in the chamber of the Supervisors.

On this floor we have also arranged toilet rooms both for ladies and gentlemen.

We have designed the construction of the building with a view to economy as well as to perfect working arrangements. It is our intention to build the walls of common brick and to plaster them on the outside. The walls are to be built with a hollow air space 4½ inches wide, extending from the basement up to and through the roof portion, so that ventilators may be placed in all the different rooms, opening into this air space, and with the strong draft which will be created this will give ample and proper ventilation to all departments. This air space will also prevent any moisture on the inside of the walls. In addition to this means of ventilation, we have provided for a number of ventilating shafts through the men's toilet rooms. It is intended to carry in these shafts the smoke pipes from the boiler and from the prison kitchen. This will give a steady upward draft to all air, and insure perfect ventilation of the different quarters. It is intended to have a large duct from the prison cages, from the prison proper, from the prison toilet room and kitchen, as well as from the lavatories on the floors above, opening into the shafts and from them into the open air above the roof.

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We have designed to build all partition walls, where practicable and where they carry one over the other, of brick, plastered directly on the face. Where it is impracticable to use brick walls, we have used heavy studding, lathed on both sides with heavy stiffened iron lathing and plastered in the very best manner with three coats of mortar, making a wall which will prevent the spread of fire and which is practically indestructible. For the purpose of deafening, as well as a preventative against fire, we have placed an under flooring on all joists of rough boards. On top of this we have estimated for one thickness of cement mortar deafening well troweled down and covered with paper and then will lay the top flooring. Whilst this does not make an absolutely fire-proof floor, it is as nearly so as is possible to make it without the use of iron beams and concrete or brick work.

As we have provided for hose reels and fire apparatus on each and every floor, it will readily be seen that the building is well protected in every way against the spread of a conflagration, should one under any circumstances be started.

In all cases of outside brick walls, we have arranged to plaster the inside faces directly on the brick work.

The exterior we have designed with a very simple yet we believe most effective treatment. It is in the Romanesque style with a Spanish treatment, and is we think the most pleasing and appropriate style for a city of the plan and character of Alameda. It has broad projecting eaves which throw deep shadows, giving to the building the character desired. The entire exterior is plastered, the basement story being laid off into rustic blocks to give it the appearance of greater massiveness and strength.

As property owners in the Encinal city we have taken a great deal of interest in the preparation of the drawings of this City Hall. We have endeavored to secure the accommodations desired, with a pleasing exterior, good working arrangements and general strength and solidity, without in any way overloading the building or distorting it with useless and expensive ornamentation or "features."

We feel sure that the very businesslike and honorable methods pursued by your honorable Board in conducting this competition will be the means of securing for you the very best of architectural service, and we would beg to congratulate the City of Alameda that they have been fortunate enough to secure such a progressive and architecturally appreciative Board of Supervisors, an anomaly of modern California.

Contemporary description published in the Alameda Argus

HABS No. CA-415
(p 26)

CALIFORNIA. WEDNESDAY. SEPTEMBER 26, 1894.

PROPOSED CITY HALL.

A Lucid Description by Chairman J. F. Forderer.

Strong Arguments in Favor of Erecting the Building at the Present Time--Keeping Within the $50,000 Limit.

Joseph F. Forderer, Chairman of the Board of City Trustees, submits his second article on the City Hall, and it should be carefully read by every voter in Alameda whether he intends to vote for the bonds or not. From the following description which Mr. Forderer has gone to great pains to prepare, an excellent idea of the proposed municipal building can be gained, and the accompanying cut will give a good idea of the exterior appearance of the proposed structure.

In response to a general invitation to architects to submit plans th July, 1893, twenty-seven sets of plans were submitted by as many architects, many of which were the result of careful study of our requirements. These plans were carefully examined by the Trustees and subjected to criticism for an entire year.

As the result of most careful examination into all the points of merit, the plans submitted by Percy & Hamilton, architects, of San Francisco, were adopted by the Board of Trustees as being the most suitable for our purpose and coming within our prescribed limits.

Percy & Hamilton were the only architects who submitted with their drawings a complete bill of quantities and detailed estimate of cost.

Notwithstanding the well-known reputation of this firm for keeping the buildings designed by them within their estimate cost, the Trustees had their own expert estimate on the cost in detail.

This conservative estimate, with ten per cent added for builders' profit, came within $700 of the architects' estimates and convinced the Trustees that the building could be built and finished to a very substantial manner for less than $50,000.

The building, a view of which is shown to these columns, is well proportioned and pleasing to view, while it is arranged more especially for interior convenience and to give the greatest amount of well-lighted and well ventilated room.

The basement is designed to be entirely fire proof and to be used exclusively for city prison, police offices and criminal court room, with the necessary vault, suitable rooms for the judge, jury and witnesses.

The basement is so shut off from the main entrance, public stairway and corridors, that visitors to the other portions of the building are not brought into contact in any manner with the police or prison departments. The entrance to the prison and police quarters being in the rear and on the ground level, the public entrance to the Chief of Police office and criminal court is on Oak street.

On the Santa Clara avenue front a broad flight of steps leads to the main entrance portico on the principal floor level. From this portico one enters a spacious and handsome vestibule and the main corridors, with wide fire-proof stairs opposite the vestibule.

The entire space on the west end of the building is occupied by the rooms for the public Library, the main room containing 2,800 square feet, lights on all four sides and with most excellent arrangement and accommodation for librarian, reading room and book-stack room. A separate room for reference books containing 460 square feet, and so arranged to be under the eye of the librarian.

It is admitted by all that the arrangements for the public library could not well be improved.

The room for assessor and treasurer containing 1,025 square feet, occupies a portion of the east wing of the first floor. It is arranged for light and counter space and has a large vault.

A good room is provided on the floor for the City Engineer, a room for the Superintendent of Schools, two rooms for the City Attorney and one unappropriated room for the trustees over the library, and of equal size, and with convenient arrangement for the sitting of the Council and for public accommodation.

The clerk's office adjoins the trustees' room and is provided with a large vault. There is also on this floor a commissioner's room and a large room for the Board of Education, with a counter office adjoining, also rooms for the Engineer, Inspector and Health Officer with two more large rooms for future contingencies.

On each floor are proper and ample toilet accommodations for men and women, with plumbing work of the most modern type. Separate ventilation shafts are provided for each toilet room, also various parts of the prison.

Special care has been given by the architect to make the building fire-proof. The building as designed will be safe from accidental fires. The outside of the walls being brick and hollow, to prevent dampness passing through, are plastered directly on the brick and without wood furrings. All other plastering will be on iron lathing. The basement and all are to be of masonry, and other floors double with one inch of mortar between, while the main stairway will be of cement set in brick walls.

It will then be seen that every detail has been considered by competent architects to make the building substantial, safe from fire and desirable, and one which will require very little expenditure to keep in order.

While reliable estimates show the building can be erected within the sum specified and with a good builder's profit, it is a well-known fact that the present depressed condition of the building trade causes builders to figure with a very small margin of profit, and the cost of labor and material is exceptionally low. All of which facts are arguments in favor of building the city hall at this time, that the city may get the benefit of the low prices and at the same time give the needed employment to many of our citizens.

The description of the city hall building will convince the reader that we have made ample provision for all that future could possibly demand for office room, but in the matter of furnishing, it does not follow that we will have to furnish any more than the offices which are now established, the expense of which will be about as follows:

The Trustees' room can be furnished and fitted up in good and respectable style, sufficient for all practical purposes, for about $500.

The Treasurer and Assessor say that their office can be fitted up with the proper counters, in keeping with the building, and all other fittings necessary in addition to what they now have in their office, for less than $200.

The Library Trustees estimate that $500 will cover all the expense of moving and fitting up the library in good shape and the police station may be estimated at about $100.

The street superintendent assures me that the moving of his office will not cost the city one cent.

The city attorney is willing to pay for the privilege of moving into the new building, so that the sum total of the expenditure necessary for the furnishing at present would be $1400.

Owing to the conservative estimate from our expert, the depressed times, and some changes contemplated in the prison which will lessen the cost considerably, we are safe to say that the building will be built for $45,000, architects' fees about $2475, probable cost of furnishing $1400, for grounds, fences, etc., $1125; total $50,000.

We will not have to provide for interest or principle in one year's tax levy, because the tax levy will be made next month, and the bonds if carried, will not be issued until next January.

Hence the tax levy for the first year's interest and principal will not be made until October, 1895, and will be paid out of tax received during the fiscal year of 1895 and 1896, at the end of which time the building shall have been occupied about eighteen months.

JOSEPH F. FORDERER.

FACTS AND FIGURES.

The reasons why a new City Hall should be built are as follows:

First. Because the city officers are not properly housed.

Second. Because the City Trustees, the City Clerk, Board of Education, Board of Health, Sanitary Inspector, Veterinary Surgeon, and Health Officer, all have their offices in one and the same room, without even a vault wherein the election returns or any other important document may be put for safe keeping.

Third. Because the other city officers are scattered around the city in different buildings and thereby inconvenience every person that is obliged to do business with them.

Fourth. Because it will give tone and character to the city of Alameda to have proper offices for the city officials in the proposed new building.

Fifth. Because it is cheaper to build a City Hall than it is to pay rent. We are now paying directly, besides what we are paying indirectly, the following amounts:

Trustees' room	$30.00
Treasurer's room	30.00
Library	50.00
Office of Supt. of streets	15.00
Office of City Attorney	12.00
Office Board of Education	12.00
Office of the Board of Health	10.00
Police Station	12.50
Per Month	$171.50

This gives a total per annum of $2058.00

In addition to this we are paying the City Recorder $40.00 per month for office expenses; he pays his own rent. We shall also be able to accommodate the two Justices of the Peace, who are now located on Webb avenue and Santa Clara avenue near Park street. The above offices may be estimated to amount to about $30.00 per month. This amount would go into the city treasury. Furthermore, the trustees are now obliged to pay the office expenses of the City Surveyor or do without one. The amount of rent he is now paying is $5.00 per month. This would amount to $35.00 per month, $466.00 per annum, making a total of $2514.00 per annum.

Now then, if we were to assume that hard times will continue, that landlords cannot raise the rents, that the city will not grow, and that the city officials must continue with the poor and inadequate accommodations, than we shall have paid at the end of forty years, $100,560.00, only $690.00 less than we would pay in principal and interest on the $50,000.00 bonds.

If we had no further argument in favor of the City Hall bonds, the above is sufficient, but that it would be preposterous to assume anything of the kind is evident from our past experience. Ten years ago we paid only $734.00 per annum; nine years ago, $984.00 per annum; three years ago, $1824.00 per annum; increasing every year, until we are now paying $2,058.00, an increase of about 200 per cent in ten years. It is perfectly reasonable to assume that since two-thirds of our officers have their headquarters in one and the same room with no vault accommodations, whatever, that the number of offices will double in the next ten years and since none of the offices we now have are a credit, but rather some of them a disgrace to the City of Alameda, the rent will also double in the next ten years, so that we may safely estimate the same proportionate increase in the next ten years as has been our experience in the past.

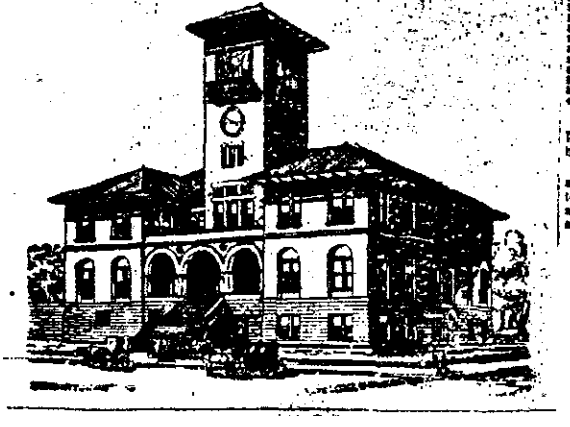
Now, 200 per cent increase on $2,058 would amount to $6,174 per annum at the end of the next ten years, and assuming that there be no further increase thereafter, we will have paid on an average $4,116 per annum, or $41,160, for ten years, and $6,174 per annum, or $185,220 in thirty years, a total of $226,380 against $101,250 we will pay on the $50,000 bonds, which will be paid as follows:

Interest.	Principal.
$2500 00	$1000 00
2437 50	"
2375 00	"
2312 50	"
2250 00	"
2187 50	"
2125 00	"
2062 50	"
2000 00	"
1937 50	"
1875 00	"
1812 50	"
1750 00	"
1687 50	"
1625 00	"
1562 50	"
1500 00	"
1437 50	"
1375 00	"
1312 50	"
1250 00	"
1187 50	"
1125 00	"
1062 50	"
1000 00	"
937 50	"
875 00	"
812 50	"
750 00	"
687 50	"
625 00	"
562 50	"
500 00	"
437 50	"
375 00	"
312 50	"
250 00	"
187 50	"
125 00	"
62 50	"

This makes the total amount to be paid for the bonds, $101,250 with a house to live in free from landlords.

I also give to this issue of the ARGUS a complete description of the city hall together with the cost of the building and the probable outlay for extras and furnishings.

JOSEPH F. FORDERER.



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AMERICA'S CITY HALLS

ALAMEDA CITY HALL
ALAMEDA, CALIFORNIA

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This material was prepared for AMERICA'S CITY HALLS, c/o U.S. Conference of Mayors, 1620 Eyes Street N.W. Washington D.C., 12006 by:

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Date: August 28, 1981